



## 10a Sykes Lane

Saxilby, Lincoln, LN1 2NS

**£189,950**

A two bedroom semi-detached house located in a non-estate position within the pleasant village of Saxilby. The internal accommodation briefly comprises of Lounge, fitted Kitchen and a First Floor Landing leading to two Bedrooms and a Family Bathroom. Outside there is a block paved courtyard area and a gravelled driveway providing off-road parking for vehicles and access to the Single Garage. There is also the added benefit of a good-sized lawned rear garden. The property further benefits from gas central heating and viewing is recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – TBC**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE –** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Heading out of Lincoln on the A57 heading towards Saxilby. Upon reaching Saxilby, turn right onto Mill Lane and then left onto High Street. Proceed along the High Street taking you into the centre of the village, eventually turning left onto Sykes Lane where the property can be located.

**LOCATION**

Saxilby is a medium sized village to the West of Lincoln. The village offers a wide range of local amenities including schools, shop, public houses and train station. There are regular bus and train services in and out of Lincoln.



## ACCOMMODATION

### LOUNGE

14' 11" x 12' 3" (max into alcove) (4.55m x 3.73m), with UPVC main entrance door, UPVC sash window to the front elevation, stairs to the First Floor, radiator, fireplace and living flame gas fire in a surround.

### KITCHEN

12' 3" x 7' 8" (3.73m x 2.34m), fitted with a range of base and wall cupboards, drawers and work surfaces, fitted oven and hob, plumbing for a washing machine, part-tiled surround, radiator, UPVC window to the rear elevation and UPVC rear entrance door.

### FIRST FLOOR LANDING

### BEDROOM

11' 10" x 9' 1" (3.61m x 2.77m), with two UPVC sash windows to the front elevation, radiator and built-in cupboard/wardrobe.

### BEDROOM

11' 1" x 6' 0" (3.38m x 1.83m), with UPVC window to the rear elevation and radiator.

### BATHROOM

7' 10" x 6' 0" (2.39m x 1.83m), with suite to comprise of bath, WC and wash hand basin, part-tiled surround, radiator, built-in storage cupboard and UPVC window to the rear elevation.

### OUTSIDE

Outside there is a front block paved courtyard area and a graveled driveway providing off-road parking and access to the Single Garage. There is a good-sized lawned rear garden with a variety of mature shrubs and a graveled seating area.

### NOTE

*Please note that the internal photos used in the marketing of this property were taken in March 2023.*

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

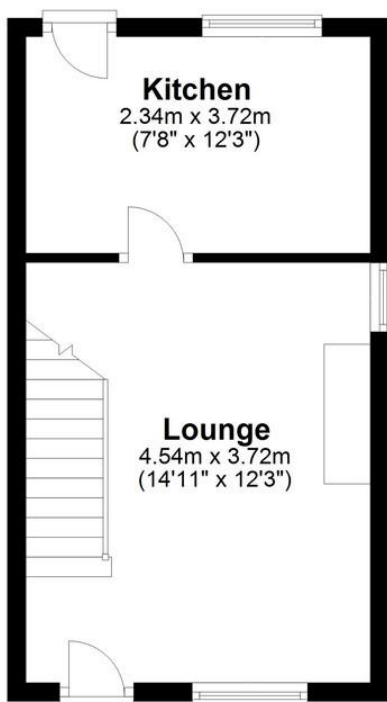
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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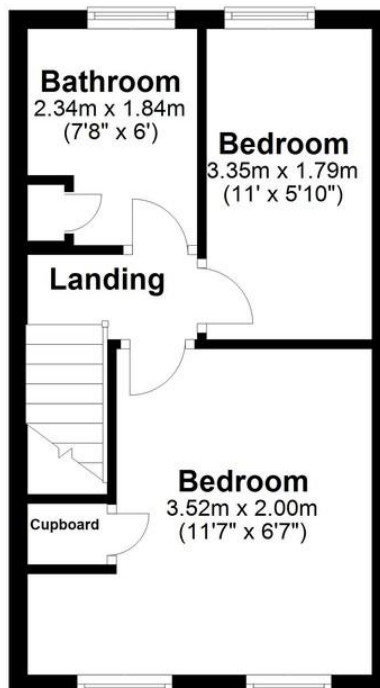
## Ground Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



## First Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



Total area: approx. 51.9 sq. metres (559.0 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**10 A Sykes Lane, Saxilby, Lincoln**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

